



September 9, 2013

ASSOCIATION NEWSLETTER

ASPHALT REPAIR SCHEDULED

The Association has contracted with GPM to do minor patching and slurry sealing the asphalt. In addition, weather permitting, on 9/25/13, the concrete pad at the Car Wash Area will be replaced. At this time, the plan is to do minor patching to the asphalt throughout the complex starting on 10/1/13 through 10/3/13. And the slurry seal is scheduled later in October. As time approaches, notices will be distributed and/or posted. Please stay tuned.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. R. Lester, Ms. M. Malone, N. Kataria, and E. Ivashchenko.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for September 12, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: **BARTLEIN & COMPANY, INC.**
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